

**Adoption of Official Plan Amendment OP2023-034 (By-law 126-2026)
and Zoning By-laws 127-2026 and 128-2026**

0 Ebenezer Road

Date of Decision: July 8, 2026
Date of Notice: July 20, 2026
Last Date of Appeal: August 10, 2026 (no later than 4:30 p.m.)

On the Date of Decision, the Council of The Corporation of the City of Brampton passed By-law 126-2026, to adopt Official Plan Amendment OP2023-034, By-law 127-2026, to amend Comprehensive Zoning By-law 270-2004, and By-law 128-2026, to amend Zoning By-law 14-2026, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Candevcon Group Inc., Massi Place Inc., Ward 8, File: OZS-2025-0041.

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment (By-law 126-2026):

To request for an amendment to the City of Brampton Official Plan and the Bram East Secondary Plan to permit the development of a 34-storey mixed-use residential building with retail and commercial uses at grade and a 3-storey office building.

The Purpose and Effect of the Zoning By-law Amendment (By-law 127-2026):

To request for an amendment to Zoning By-law 270-2004 to permit the development of a 34-storey mixed-use residential building with retail and commercial uses at grade and a 3-storey office building.

The Purpose and Effect of the Zoning By-law Amendment (By-law 128-2026):

To request for an amendment to Zoning By-law 14-2026 to permit the development of a 34-storey mixed-use residential building with retail and commercial uses at grade and a 3-storey office building.

Location of Lands Affected: northwest corner of McVean Drive and Queen Street East, legally described as Part Lot 5, Con 8 N.D, Plan 43R-341452, and municipally known as 0 Ebenezer Road.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Nitika Jagtiani, Planner, Planning, Building and Growth Management Services at Nitika.Jagtiani@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on August 10, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 126 - 2026

To adopt Amendment Number OP-2023- 034

To the Official Plan of the City of Brampton Planning Area

Whereas the Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2023- 034 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 8th day of July, 2026.

Approved as to
form.

2026/June/26

AJC

Approved as to
content.

2026/June/26

Allan A. Parsons

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

(OZS-2025-0041)

AMENDMENT NUMBER OP 2023- 034

To the Official Plan of the
City of Brampton Planning Area

a. Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and the Bram East Secondary Plan to permit the development of a 34-storey mixed-use residential building with retail and commercial uses at grade and a 3-storey office building.

2.0 Location:

The lands subject to this amendment are located at the Northwest corner of McVean Drive and Queen Street East. The property is municipally described as 0 Ebenezer Road, and legally described as Part Lot 5, Concession 8 N.D., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- i) By changing on Schedule 2 of the Brampton Official Plan, the land use designation of the lands outlined on Schedule A to this amendment from "Neighbourhoods" to "Mixed Use".
- ii) By adding to the list of amendments pertaining to Secondary Plan Area # 41(A): Bram East Secondary Plan as set out in Part Two: Secondary Plan, thereof, Amendment Number OP 2023- 034.

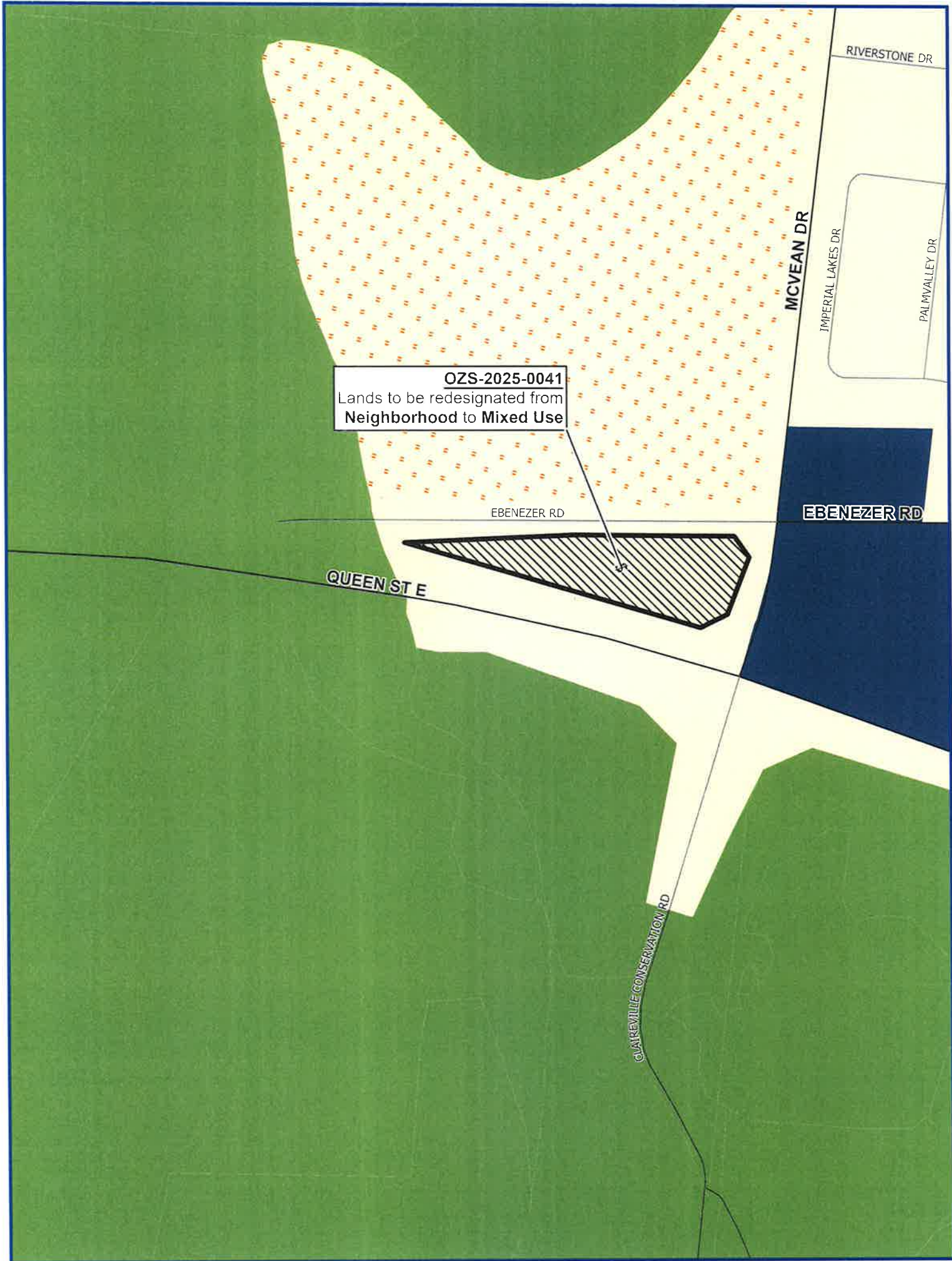
3.2 The document known as Bram East Secondary Plan Area 41, is hereby further amended:

- i) By changing on Schedule SP41(a) the land use designation of the lands shown outlined on Schedule B to this amendment from "Mixed Commercial/Industrial" and "Special Policy Area 1 (Office)" to "Special Policy Area 1A (Mixed-Use High Density/Office Commercial)".

- ii) By adding the following new policy as Section 3.7:

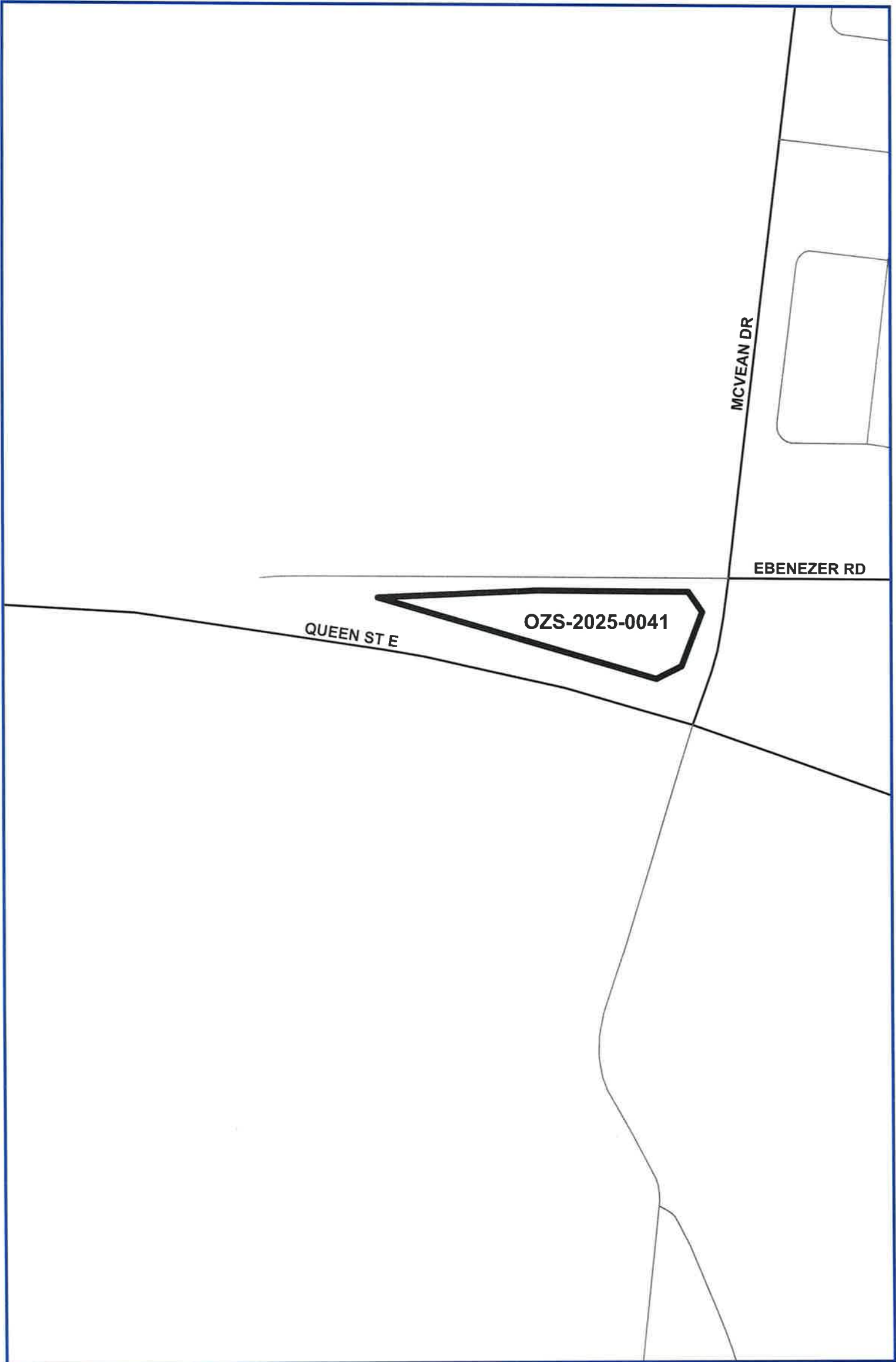
"3.7 Special Policy Area 1A (Mixed Use High Density/Office Commercial)" as designated on Schedule SP41(a) applies to those lands fronting the south side of Ebenezer Road, west side of McVean Drive and north side of Queen Street East and shall be subject to the following:

- i. Shall be developed for a high density mixed use residential building with retail and commercial uses at grade as well as a 3-storey office building.
- ii. Shall be developed with a minimum Gross Floor Area of 4400 square metres of office and commercial uses".



EXTRACT FROM Schedule 1 CITY CONCEPT OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|--|--|
|  Subject Lands |  RESIDENTIAL |
|  DEFERRAL |  RESIDENTIAL/DEFERRAL |
|  BUSINESS CORRIDOR |  MAJOR STREET |
|  OPENSOURCE, UTILITY/OPENSOURCE |  MINOR |



 Subject Lands  Major Street  Minor Street



The Corporation of the City of Brampton

By-law

Number 127 - 2026

To amend the Comprehensive Zoning By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

- 1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Apartment A - Section 3879 (R4A-3879);

- 2) By adding thereto the following section:

"3879 The lands designated R4A – Section 3879 on Schedule A to this by-law:

3879.1. shall only be used for the following purposes:

1. On that portion of the lot located 50 metres or less from the lot line abutting McVean Drive:
 - i. Only uses in an Office Commercial (OC) zone shall be permitted;
2. On that portion of the lot located more than 50.0 metres from the lot line abutting McVean Drive:
 - i. Purposes permitted in the R4A zone shall be permitted, and,
 - ii. Only in conjunction with an apartment dwelling, the following commercial uses shall be permitted on the ground floor:
 - a. a personal service shop,
 - b. a retail establishment.
3. Purposes accessory to other permitted purposes.

3879.2. Shall only be used for the following requirements and restrictions:

1. For the purpose of this by-law, Queen Street East., shall be deemed to be the front lot line and all lands zoned R4A – 3879 shall be treated as one lot for zoning purposes.
2. Minimum Lot Area: No requirement;
3. Minimum Lot Width: No requirement;
4. Minimum Lot Depth: No requirement;
5. Minimum setback to the lot line abutting Queen Street East: 4.0 metres;
6. Minimum setback to the lot line abutting Ebenezer Road:
 - a. 15.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - b. 3.0 metres to an office commercial building;
7. Minimum setback to the lot line abutting McVean Drive:
 - a. 50.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - b. 3.0 metres to an office commercial building;
8. Minimum setback to a Daylight Triangle/Rounding: 3.0 metres;
9. Minimum setback for an underground parking garage structure: 0.0 metres;
10. Minimum setback for above grade stairwell enclosure leading to an underground parking structure: 0.0 metres;
11. Minimum setback for hydro transformer: 0.0 metres;
12. Minimum Building Separation Distance: 20.0 metres between a residential apartment dwelling and an office commercial building;
13. Minimum Landscaped Open Space: 10% of the lot area;
14. Maximum Building Height:
 - a. 35 storeys for an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - b. 3 storeys for an office commercial building located 3.0 metres or less from the lot line abutting McVean Drive;
15. Maximum Lot Coverage: 40% of the lot area, excluding an above grade stairwell and any portion of an underground parking structure that extends above grade;
16. Maximum Floor Space Index: 4.6;
17. Maximum Tower Floor Plate Area: 910 square metres;
18. Minimum Parking Space Requirement:
 - i) 1.0 parking spaces per residential unit;
 - ii) 0.2 visitor parking spaces per residential unit;
 - iii) 1.0 parking space per 30.0 square metres of gross commercial floor area for commercial or office uses;
19. Minimum Bicycle Parking Space Requirement:
 - i) 0.5 parking spaces per dwelling unit;

- ii) 0.1 visitor parking spaces per dwelling unit;
- iii) 1.0 parking space per 500 square meters of gross commercial floor area for commercial or office uses;
- 20. Minimum Loading Space Requirement: 1.0 loading space for all uses combined;
- 21. Minimum Amenity Space: 5.0 square metres of outdoor/indoor amenity space per residential unit shall be provided.
- 22. A Tower shall mean any portion of a residential apartment dwelling above the 9th floor;
- 23. A Podium shall mean the lower portion of an apartment building up to a maximum height of 9 storeys;
- 24. Tower Floor Plate shall mean the total horizontal gross floor area of the storey, excluding exterior balconies and terraces.

3879.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3879.2.”

ENACTED and PASSED this 8th day of July, 2026.

Approved as to
form.

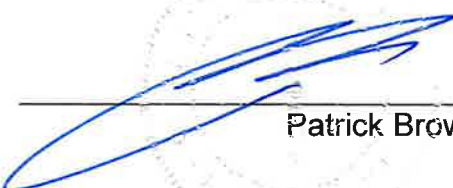
2026/June/29

AJC

Approved as to
content.

2026/June/26

Allan A. Parsons

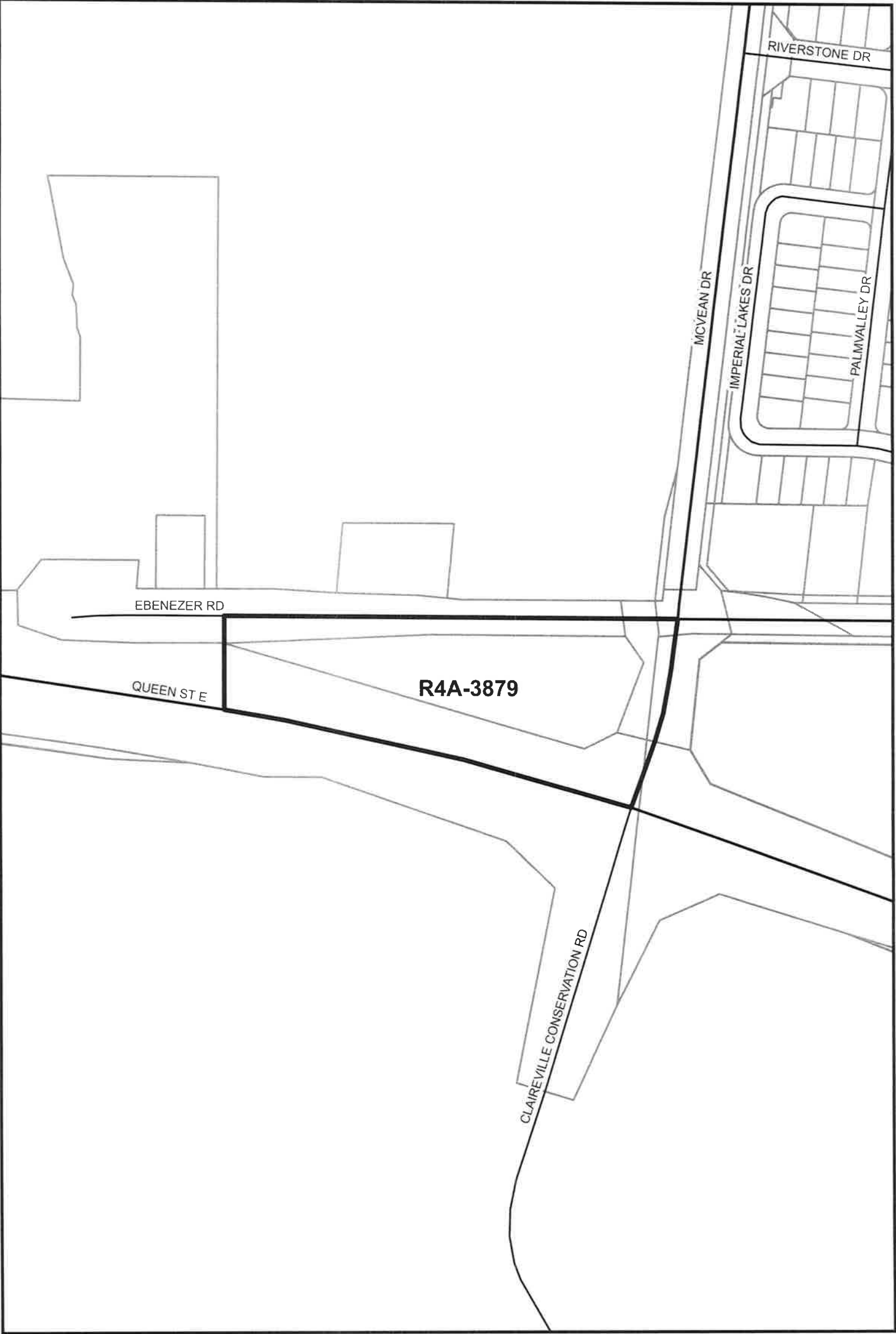


Patrick Brown, Mayor



Genevieve Scharback , City Clerk

{OZS-2025-0041}



 Zoning  Parcel Fabric  Major Street  Minor Street



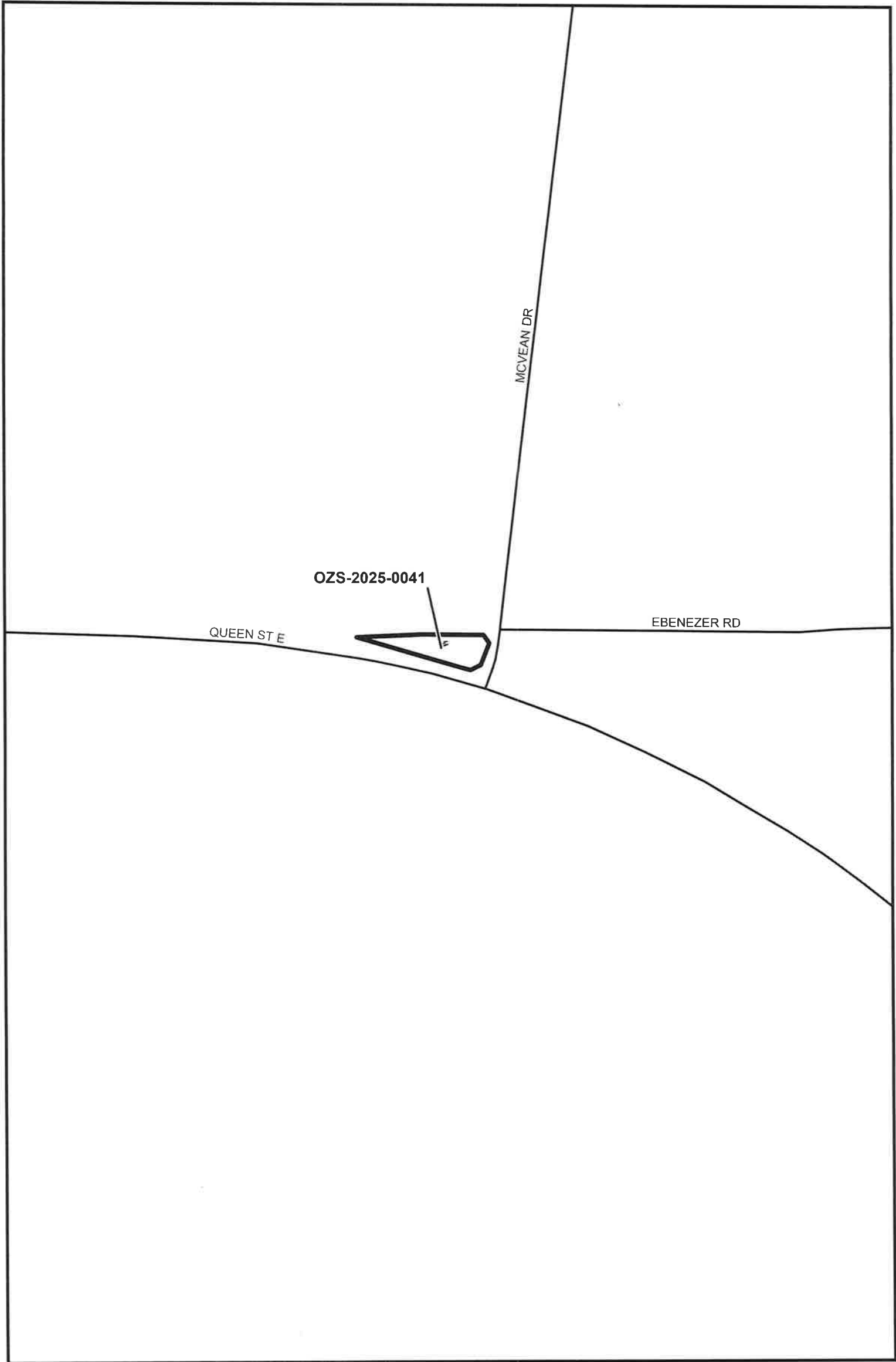
0 25 50 75 100 Metres

File: OZS-2025-0041 ZBLA
Date: 2026/05/13
Drawn by: LCarter

Zoning Amendment to By-law 270-2004 LOT 5, CONCESSION 8 N.D.

BY-LAW 127-2026

SCHEDULE A



Subject Lands



Major Street



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0041_ZKM
Date: 2026/05/04

Drawn by: CAntoine

KEY MAP

BY-LAW 127-2026



The Corporation of the City of Brampton

By-law

Number 128 -2026

To amend By-law 14-2026, as amended

WHEREAS The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 14-2026, as amended, is hereby further amended:
 - (1) By changing Schedule A thereto the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Mixed-Use High Rise - Section 2823 (MH-2823)

- (2) By changing Schedule B thereto, to permit a maximum building height of 35 storeys as shown outlined on Schedule B to this by-law;

- (3) By changing Schedule C thereto, to permit a maximum floor space index of 4.6 as shown outlined on Schedule C to this by-law;

- (4) By adding thereto, the following section:

“12.2823 For the lands designated MH – 2823 on Schedule A:

12.2823.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the MH zone.

12.2823.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: No requirement;
- .2 Minimum Lot Area: No requirement;
- .3 Minimum Lot Depth: No requirement;
- .4 Minimum Setback to Queen Street East: 4.0 metres;

- .5 Minimum Setback to Ebenezer Road:
 - .a 15.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - .b 3.0 metres to an office commercial building.
- .6 Minimum Setback to McVean Drive:
 - .a 50.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
 - .b 3.0 metres to an office commercial building;
- .7 Minimum Setback to a Daylight Triangle/ Rounding: 3.0 metres;
- .8 Minimum Setback from underground parking garage structure: 0.0 metres;
- .9 Minimum Setback for above grade staircase enclosure leading to an underground parking structure: 0.0 metres;
- .10 Minimum Setback for hydro transformer: 0.0 metres;
- .11 Minimum Building Separation Distance: 20.0 metres between a residential apartment dwelling and an office commercial building;
- .12 Minimum Tower Step Back: 0.0 metres;
- .13 Minimum Landscaped Open Space: 10% of the lot area;
- .14 Maximum Lot Coverage: 40% excluding portion of parking above grade, excluding an above grade stairwell and any portions of an underground parking structure that extends above grade;
- .15 Maximum Podium Height: 8-storeys;
- .16 Maximum Tower Floor Plate Size: 910 square metres.

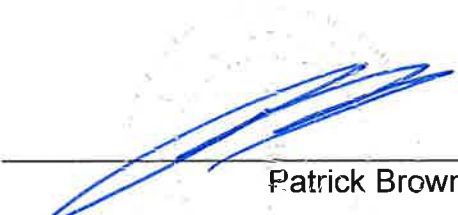
12.2823.3 For the purposes of Exception 2823:

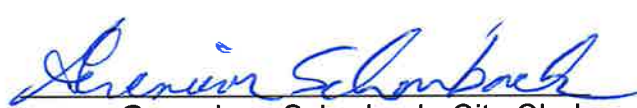
- .1 For the purpose of this by-law, all lands zoned MH-2823 shall be treated as one lot for zoning purposes.
- .2 For the purpose of this by-law, Queen Street East, shall be deemed to be the front lot line.

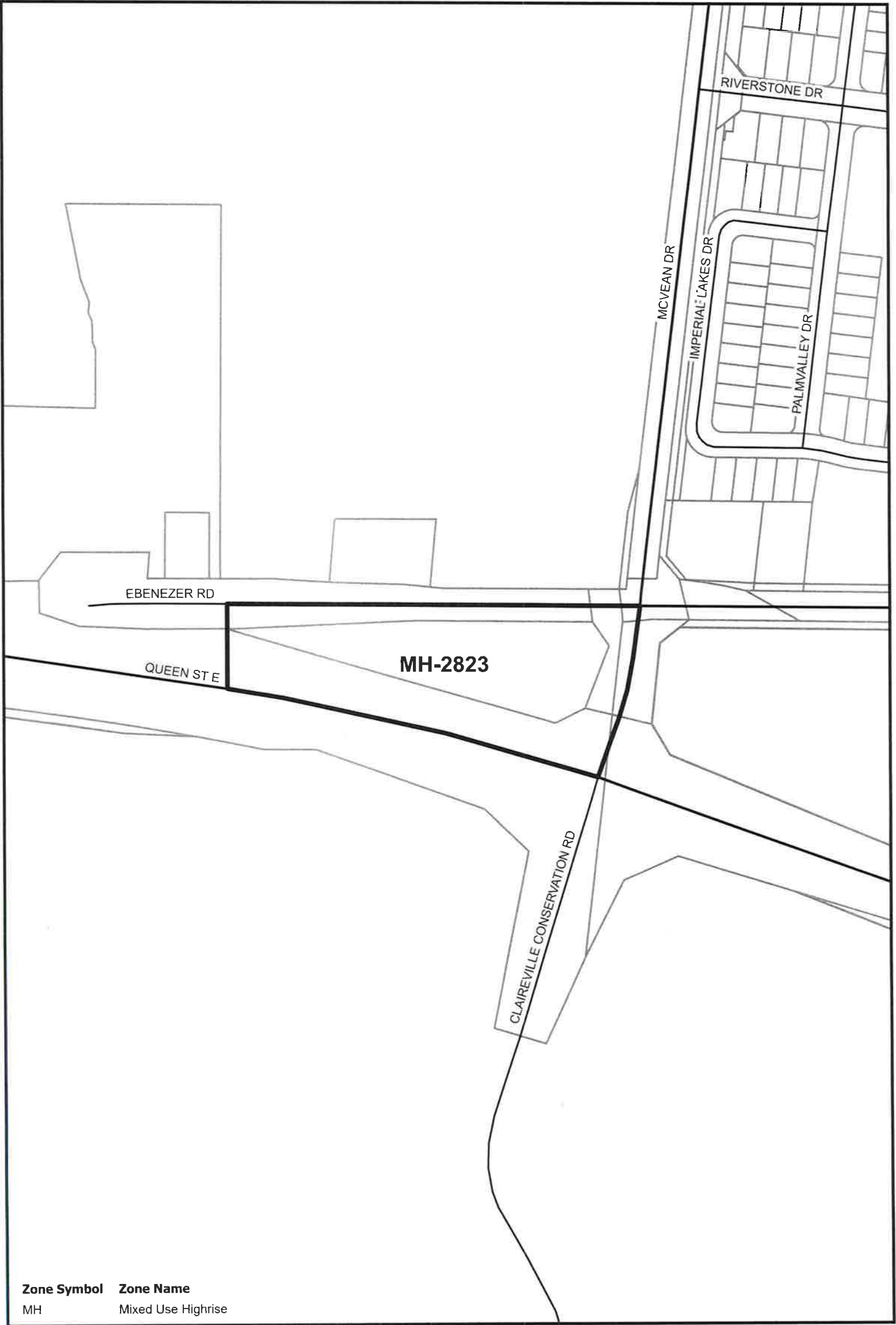
ENACTED and PASSED this 8th day of July 2026.

Approved as to form.
2026/June/29
AJC

Approved as to content.
2026/June/29
Allan A. Parsons


Patrick Brown, Mayor


Genevieve Scharback, City Clerk



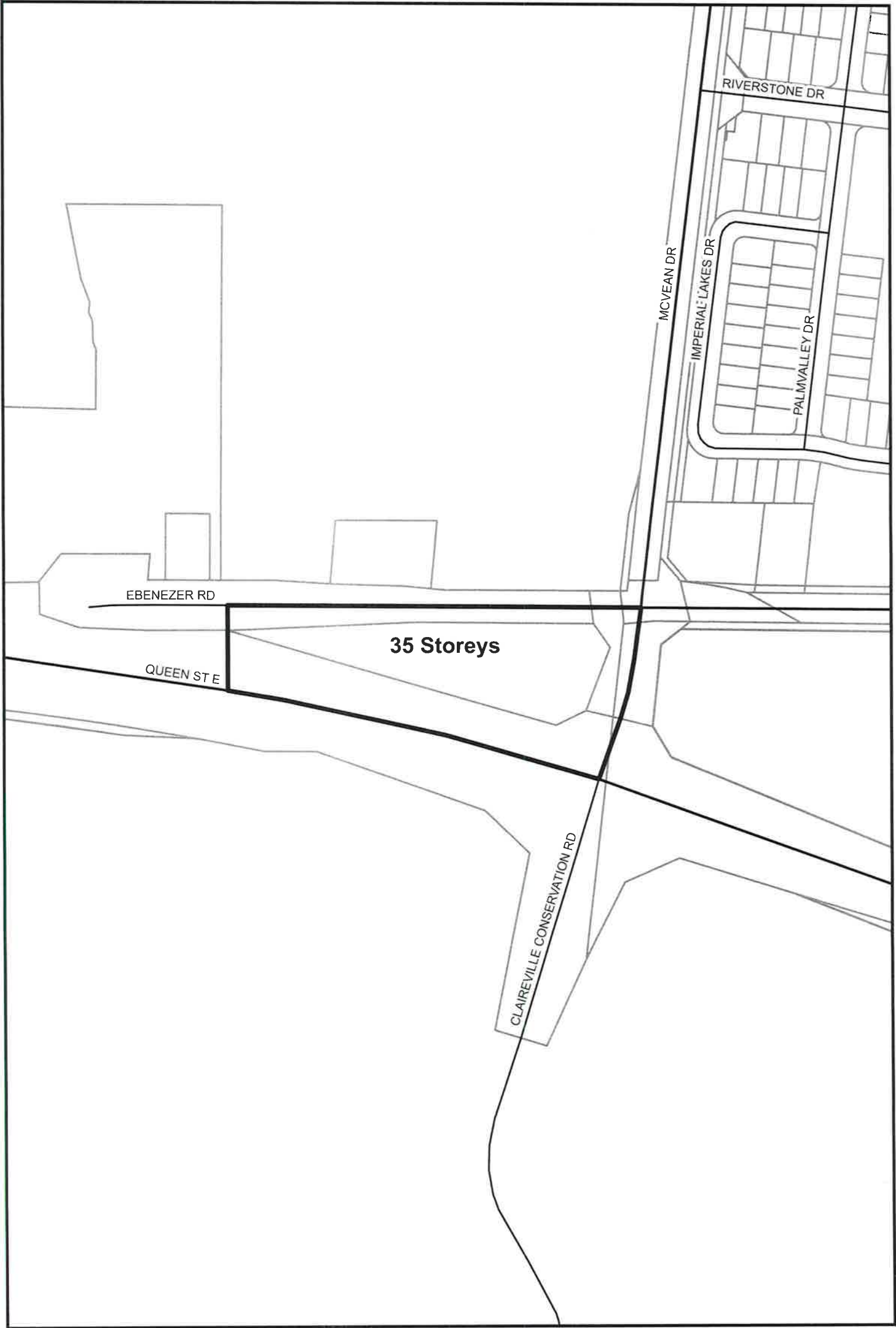
 Zoning  Parcel Fabric  Major Street  Minor Street



**Zoning Amendment to
By-law 14-2026 Schedule A Zone Boundaries
LOT 5, CONCESSION 8 N.D.**

BY-LAW 128-2026

SCHEDULE A



 Maximum Building Height (Storeys)  Parcel Fabric  Major Street



0 25 50 75 100 Metres

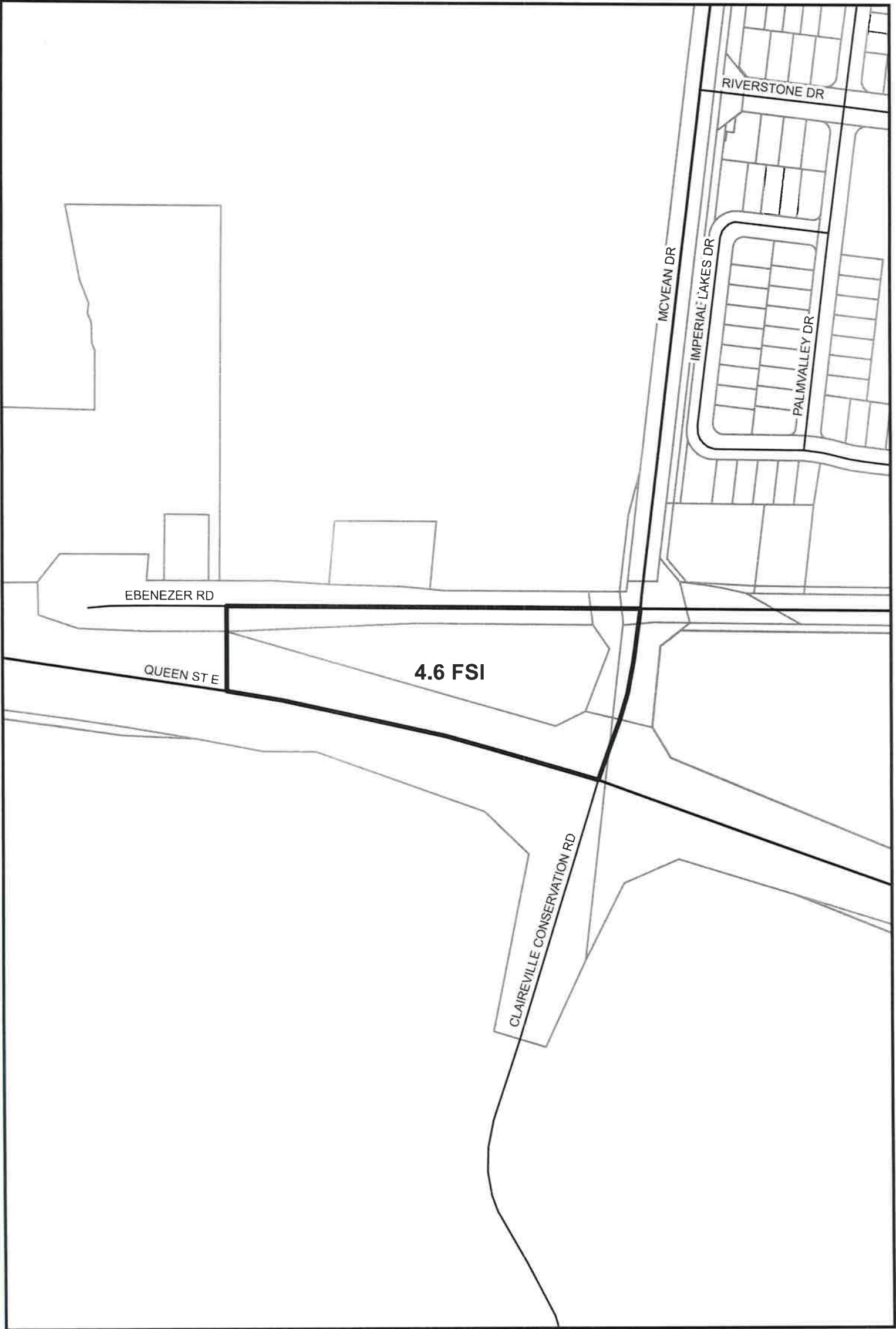
File: OZS-2025-0041 ZBLA
Date: 2026/05/14

Drawn by: LCarter

Zoning Amendment to By-law 14-2026
Schedule B Maximum Building Height Requirements
LOT 5, CONCESSION 8 N.D.

BY-LAW 128-2026

SCHEDULE B



 Maximum Floor Space Index (FSI)  Parcel Fabric  Major Street